

***Retail Commercial Condo Units
Available For Sale Collectively or
Individually***



Commercial Realty Advisors
222 West Main Street, Hyannis, MA 02601
508-862-9000x4006



11 Enterprise Road
Units 3, 4, 5

FOR SALE

AREA

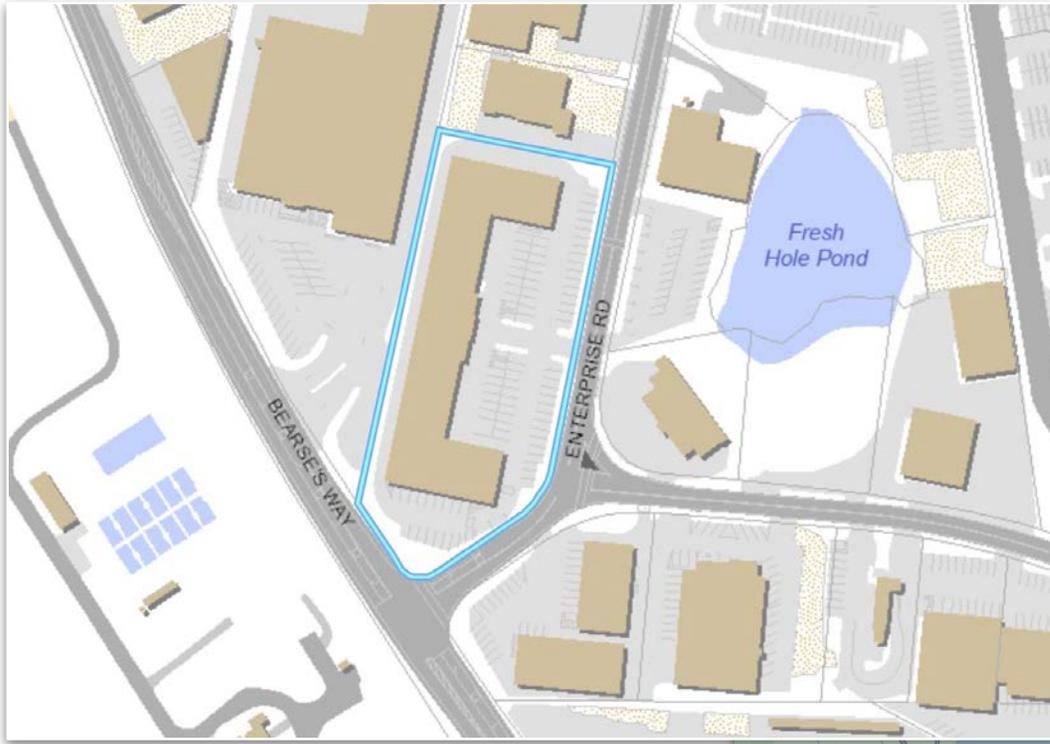
HYANNIS

Offered at \$250,000 per unit

±1,200 Sq. Ft. per unit

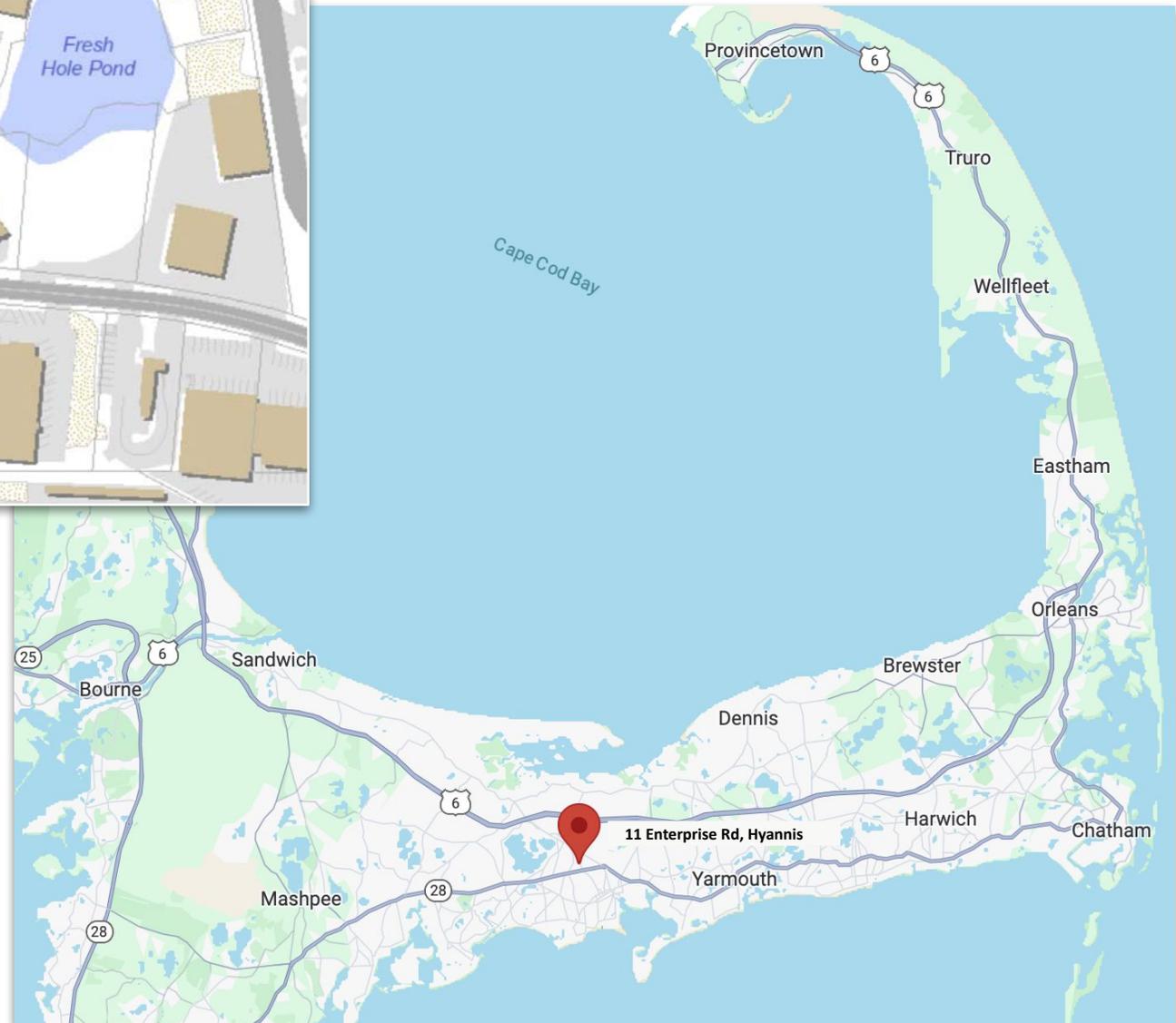
PROPERTY LOCATION

11 Enterprise Rd, Hyannis, MA 02601



PRIME LOCATION ON CAPE COD

11 Enterprise Road, Hyannis, MA is located within the town's business district. Its central location offers **quick access to Bearses Way, Route 132, and is just 2.5 miles from MA-6**, making it easily accessible for customers from across Cape Cod and Southeastern Massachusetts.



PROPERTY SPECIFICATIONS

11 Enterprise Rd, Hyannis, MA 02601



ADDRESS	11 Enterprise Road Hyannis, MA 02601		
BOOK/PAGE	C198-0	ACRES	0
ZONING	Zone B / Groundwater Protection Overlay District		
YEAR BUILT	1985	DESCRIPTION	COMMERC.
STORIES	1	BUILDING STYLE	RETAIL CONDO

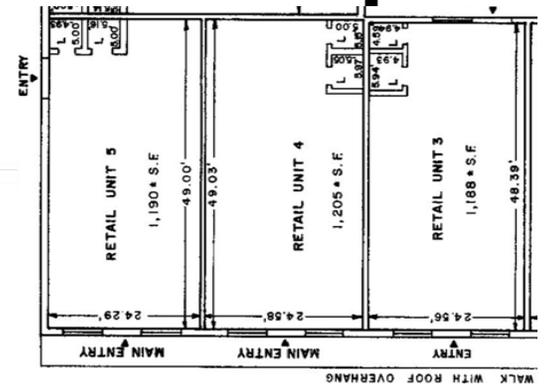
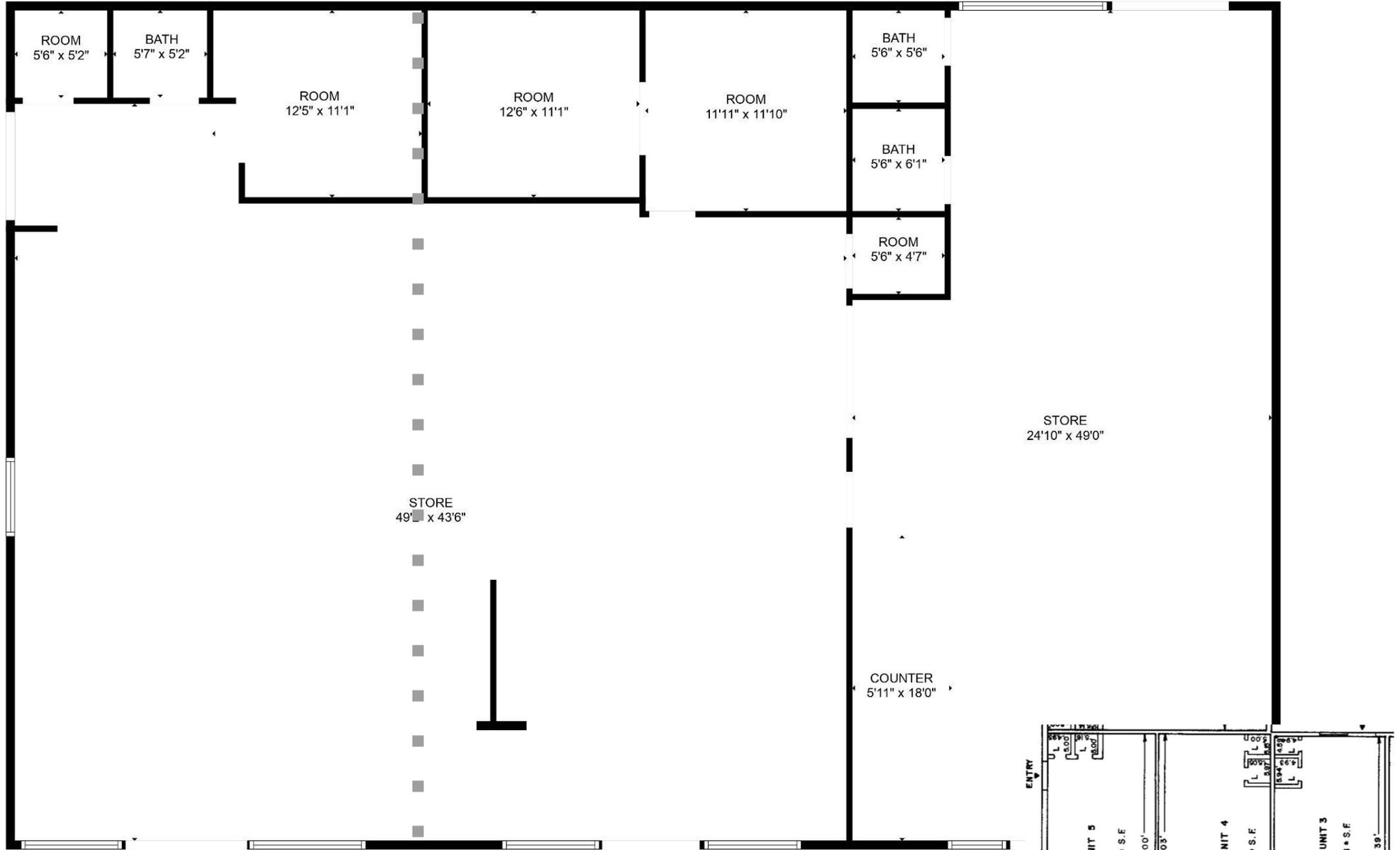
UNIT	UNIT 3	UNIT 4	UNIT 5
PARCEL NUMBER	293-004-10C	293-004-10D	293-004-10E
TOTAL SIZE	1,200 SF	1,200 SF	1,200 SF

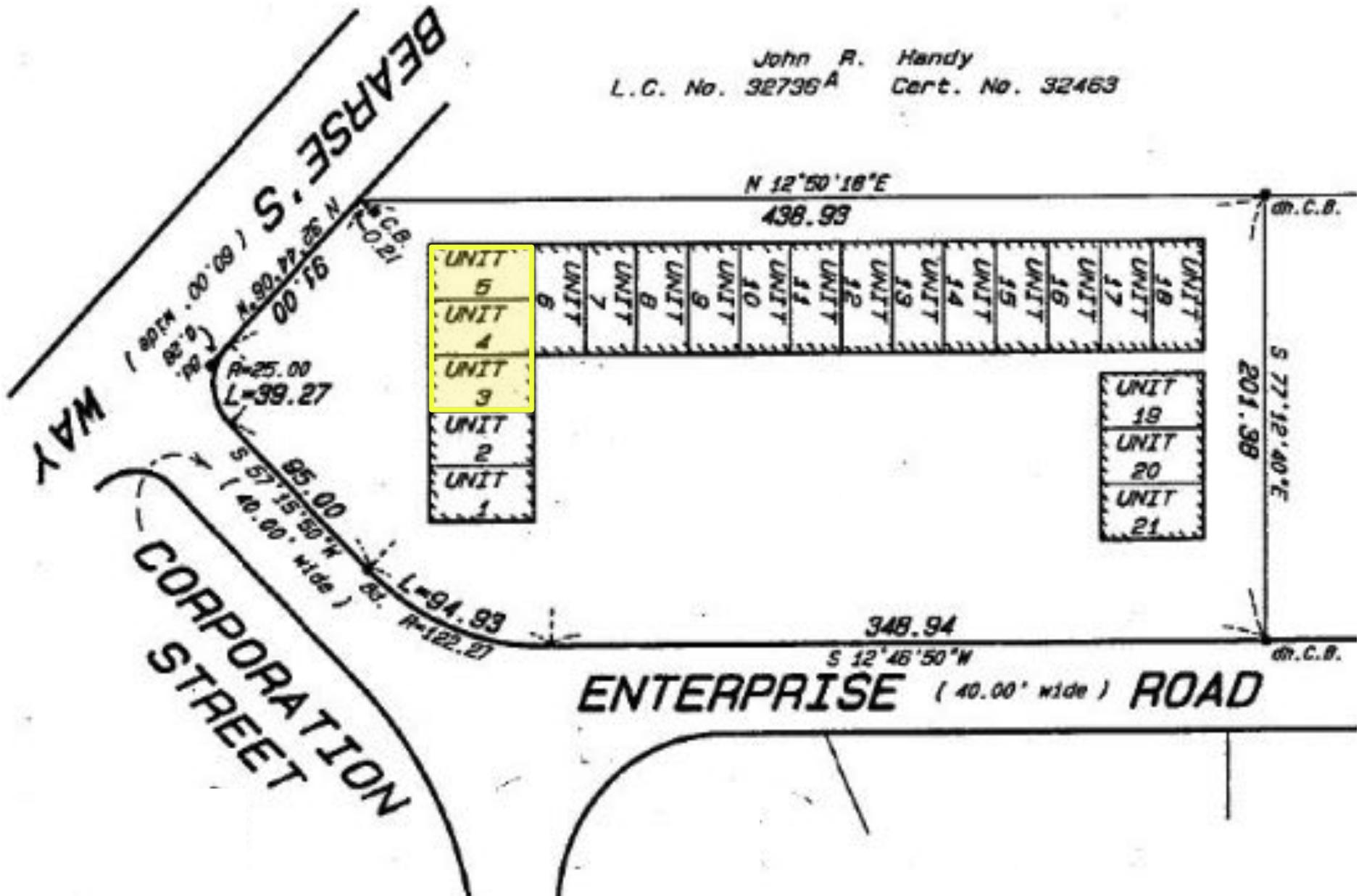
Features:

- **Three (3) individual retail units**, each approximately **1,200± SF**
- Units **may be purchased individually or together** (up to 3,600± SF total)
- **Listed at \$250,000 per unit**
- Located within the **Groundwater Protection Overlay District – Zone B**
- Each unit features **dedicated utilities, private entrances, and bathrooms**
- **Shared paved parking lot** with direct access from Enterprise Road
- Ideal for retail, office, service, or showroom users

FLOOR PLANS

11 Enterprise Rd, Hyannis, MA 02601





PICTURES

11 Enterprise Rd, Hyannis, MA 02601



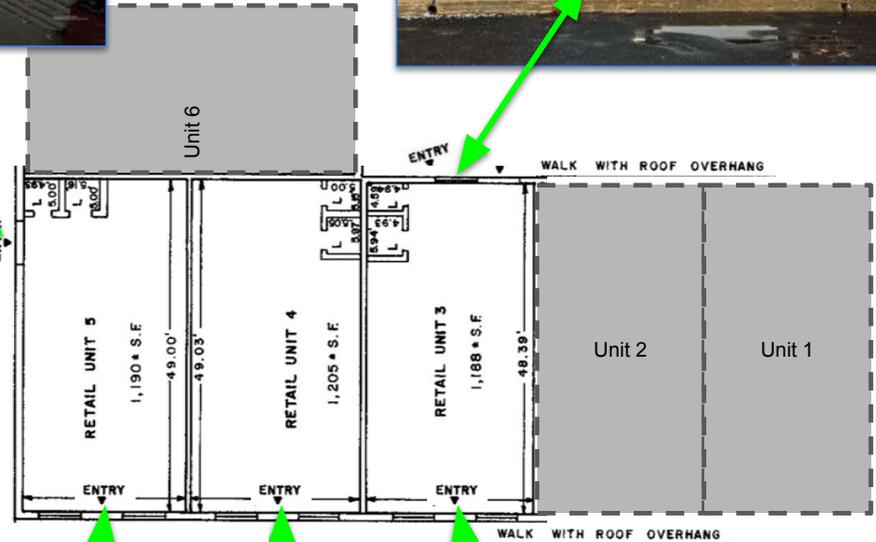
Interior Unit 3



Interior Unit 4



Interior Unit 5



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LILYA LLC						Description	Code	Assessed	Assessed
11 ENTERPRISE ROAD, SUITE 3						COMMERC.	3270	151,300	151,300
HYANNIS MA 02601									
SUPPLEMENTAL DATA									
Alt Prcl ID					Plan Ref.				
Split Zonin					Land Ct# 29719-F-1 LOT 34				
#DL 1					#SR				
#DL 2					Life Estate				
GIS ID F_983311_2706150					PP STATU				
					Assoc Pid#				
Total								151,300	151,300

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
LILYA LLC	C198-0	02-27-2012	U	I	200,000	1V									
FJM CORPORATION	C198-0	09-15-1992	U	I	25,000	L	2023	3270	151,300	2022	3270	128,300	2021	3270	128,300
BOWES, JAMES N TR	C198-0	02-15-1986	U	I	260,000	N									
SHIELDS, ROBERT M SR	C198-0	02-15-1986	U	I	94,900	A									
SHIELDS, ROBERT SR ET AL	C198-0	02-15-1986	U	I	1	B									
Total								151,300	Total	128,300	Total	128,300			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	151,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	151,300
Valuation Method	C
Total Appraised Parcel Value	151,300

NOTES									

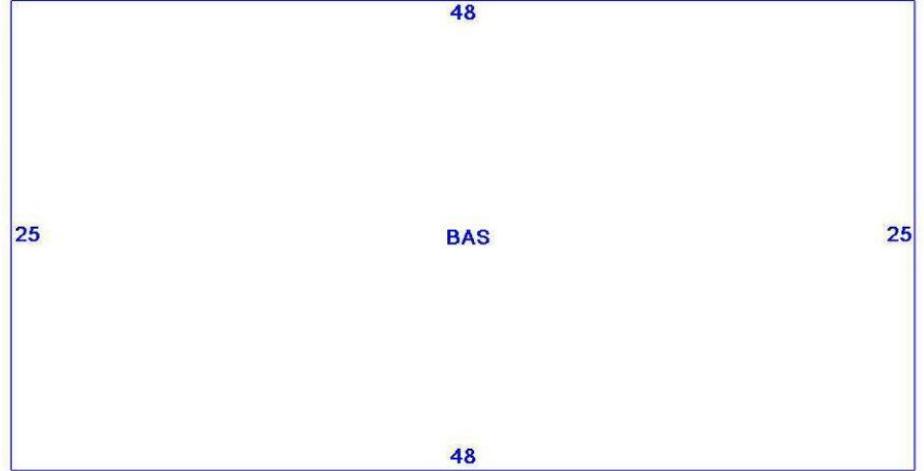
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200801823	04-14-2008	CM	Commercial	3,500	06-30-2009	100	06-30-2009	INTERIOR ALTERATION	04-29-2020	GM	04		FR	Field Review
									08-30-2019	SR	02		03	Cycl Insp Comp
									12-31-2018	SR	02		03	Cycl Insp Comp
									07-16-2012	DR	03		16	In Office Review
									06-01-2012	TP	03		16	In Office Review

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	3270	RETAIL CONDO	B	4		0 SF	0.00	1.00000	5	1.00	0003	1.000			0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	90	Retail Condo			
Model	06	Com Condo			
Bedrm Func	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	15	Quarry Tile			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms					
Bath Style					
Kitchen Style					
Master Deed L	1188				
Bath Split	00	0 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt	03				
Sewer Occupan	03				

CONDO DATA			
Parcel Id	104230	C 0200	Owne 4.8
	ENTERPRISE COR	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100

COST / MARKET VALUATION	
Building Value New	193,990
Year Built	1985
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnd	151,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,200	1,200	1,200	161.66	193,990	
Ttl Gross Liv / Lease Area		1,200	1,200	1,200		193,990	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LILYA LLC							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
11 ENTERPRISE ROAD, SUITE 3							COMMERC.	3270	151,300	151,300	
HYANNIS MA 02601			SUPPLEMENTAL DATA								VISION
Alt Prcl ID			Plan Ref.								
Split Zonin			Land Ct# 29719-F-1 LOT 34								
#DL 1			UNIT 4								
#DL 2			BLDG 1								
GIS ID F_983311_2706150			Assoc Pid#								
							Total		151,300	151,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LILYA LLC	C198-0	02-27-2012	U	I	200,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FJM CORPORATION	C198-0	08-15-1988	Q	I	145,000	U	2023	3270	151,300	2022	3270	128,300	2021	3270	128,300
KENNEY, RICHARD B & SHIELDS, ROBERT M SR	C198-0	08-15-1986	Q	I	130,000	U									
SHIELDS, ROBERT SR ET AL	C198-0	03-15-1986	U	I	125,000	A									
	C198-0	02-15-1986	U	I	1	B									
Total							151,300	Total	128,300	Total	128,300	Total	128,300		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

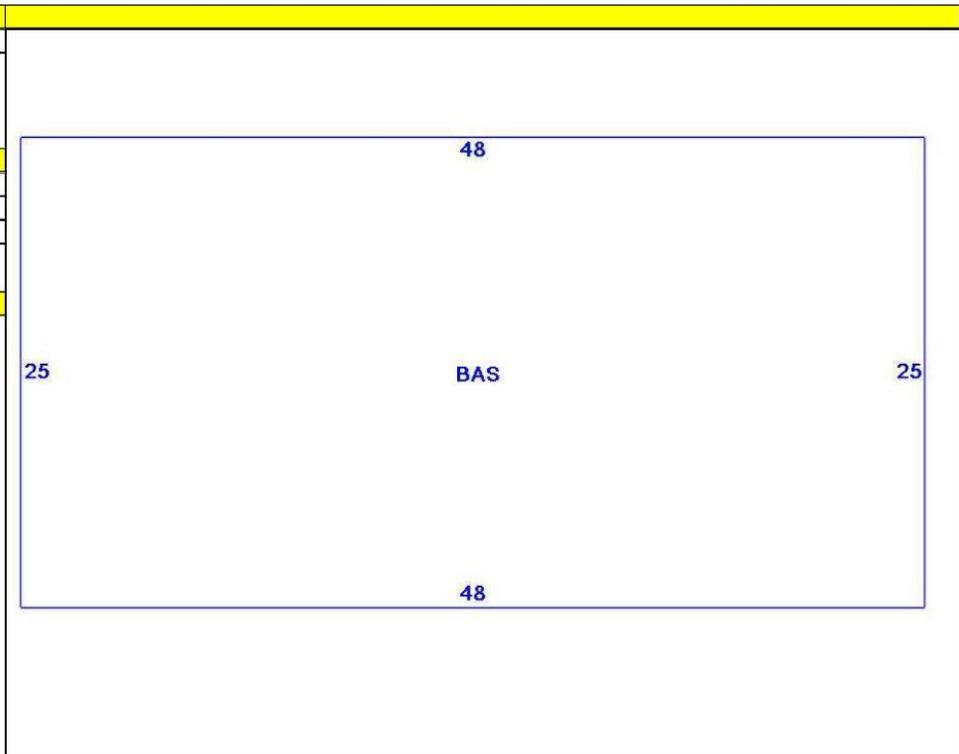
ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
0003	B	HYAN

NOTES									
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APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									151,300
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									0
Appraised Land Value (Bldg)									0
Special Land Value									0
Total Appraised Parcel Value									151,300
Valuation Method									C
Total Appraised Parcel Value									151,300

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										04-29-2020	GM	04		FR	Field Review
										08-30-2019	SR	02		03	Cycl Insp Comp
										06-01-2012	TP	03		16	In Office Review

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	3270	RETAIL CONDO	B	4		0 SF	0.00	1.00000	5	1.00	0003	1.000		0.0000	0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	90	Retail Condo			
Model	06	Com Condo			
Bedrm Func	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	15	Quarry Tile			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms					
Bath Style					
Kitchen Style					
Master Deed L	1205				
Bath Split	00	0 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt	03				
Sewer Occupan	03				
CONDO DATA					
Parcel Id	104230	C 0200	Owne	4.8	
		ENTERPRISE COR	B 1	S 1	
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit			100		
COST / MARKET VALUATION					
Building Value New				193,990	
Year Built				1985	
Effective Year Built				1991	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				22	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				78	
Cns Sect Rcnd				151,300	
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,200	1,200	1,200	161.66	193,990	
Ttl Gross Liv / Lease Area		1,200	1,200	1,200	193,990		

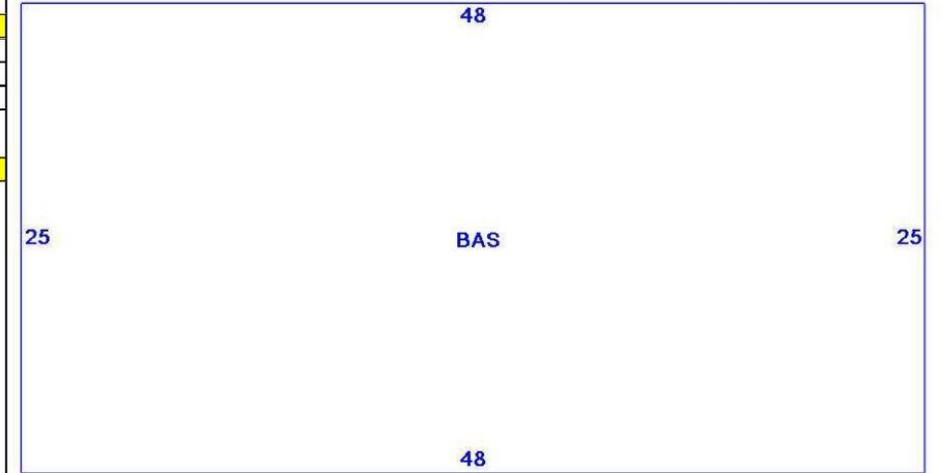


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
LILYA LLC						Description	Code	Assessed	Assessed	801								
11 ENTERPRISE RD SUITE 3						COMMERC.	3270	151,300	151,300	FY2024 BARNSTABLE, MA								
HYANNIS MA 02601		SUPPLEMENTAL DATA								VISION								
Alt Prcl ID		Plan Ref.		Land Ct# 29719-F-1 LOT 34														
Split Zonin		Life Estate		PP STATU														
BID Parcel		Assoc Pid#																
ResExpt Q																		
#DL 1 UNIT 5																		
#DL 2 BLDG 1																		
GIS ID F_983311_2706150																		
						Total		151,300	151,300									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
LILYA LLC	C198-0	06-28-2016	U	I	115,000	1	Year	Code	Assessed	Year	Code	Assessed						
SUN CENTER 2000 SALON INC	C198-0	04-30-2014	Q	I	135,000	00	2023	3270	151,300	2022	3270	128,300						
C A F CAPE CORP	C198-0	12-15-1995	U	I	1	B				2021	3270	128,300						
WYNER, FRANKLIN	C198-0	12-15-1994	Q	I	53,000	U												
TRAPASSO, FRANCIS J	C198-0	09-15-1992	U	I	30,500	L												
								Total	151,300	Total	128,300	Total	128,300					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total				0.00												
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				151,300						
0003						HYAN		Appraised Xf (B) Value (Bldg)				0						
						Appraised Ob (B) Value (Bldg)						0						
						Appraised Land Value (Bldg)						0						
						Special Land Value						0						
						Total Appraised Parcel Value						151,300						
						Valuation Method						C						
						Total Appraised Parcel Value						151,300						
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
17-1268	04-28-2017	881	Alt-Int work-Co	0		100		TENANT FIT OUT NO CONST	04-29-2020	GM	04		FR	Field Review				
16-2069	07-27-2016	881	Alt-Int work-Co	5,200	06-30-2017	100	06-30-2017	Interior Partition Walls (Non-Lo	08-30-2019	SR	02		03	Cycl Insp Comp				
16-2051	07-19-2016	834	Sheet Metal	0	06-30-2017	100	06-30-2017	Remove old electrical air handl	06-14-2011	DR	22		22	Change of Address				
									09-21-2006	JK	22		22	Change of Address				
LAND LINE VALUATION SECTION																		
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Heat Type	04	Hot Air			
AC Type	03	Central			
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Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Master Deed L	1190				
Bath Split	00	0 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt	03				
Sewer Occupan					
CONDO DATA					
Parcel Id	104230	C 0200	Owne	4.8	
	ENTERPRISE COR	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Fir			100		
Condo Unit			100		
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External Obsol			0		
Trend Factor			1		
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Condition %					
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Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time-effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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**COMMERCIAL REALTY
ADVISORS, INC.**
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295
 **MLS**
MULTIPLE LISTING SERVICE